

**Lake Eddins Owners Association
Board of Directors Meeting Minutes
Monday February 5, 2018**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on February 5, 2018. Board members in attendance included Lynne Gaines, Jerry Perkins, Charlie Smith, Terry Owen & Vickie McKee.

Lake Manager Phil Fuller was also in attendance.

A quorum being declared President Lynne Gaines called the meeting to order @ 5:31 PM.

Public Comments: None

Acceptance of Regular Meeting Minutes held on December 4, 2017.

Motion: A motion was made and properly seconded to accept the minutes from the Regular Meeting held on December 4, 2017. **The motion carried.**

Committee Reports:

Water Operator report - (Interim Water Operator - James Skidmore):

- 2016 DMR was resubmitted due to a submission problem.
- 2017 DMR has been properly submitted.
- Chlorine problem has been fixed.
- LEOA minimum water rates seem too liberal.
- Judy to run numbers to see what effect lowering minimum rate would have.

Beautification Committee - (Vickie McKee):

- Suggested finding someone to serve as chairman of Beautification Committee.
- Suggested getting rid of spruce trees at front gate.
- Checking account balance is \$2370.16.

Lake Manager (Phil Fuller):

- Checked water well and lagoon daily.
- Located water leaks after freeze.
- Removed Christmas decorations.
- Repaired water leak near Console's.
- Upgraded grinder pumps at: Davis, Arinder, Stevens, Tolito, Everett.
- Repaired main line water leak near Hollingsworth.
- Repaired sewer problem at Smith's.
- Burnt rubbish pile several times.
- PM sewer pumps.
- Located lines per 811.
- Removed limbs, trees and trash from ROW.
- Found several property owners with burst pipes.
- Snaked sewer line at Godwin's and Everett's.
- Cut and installed sewer basin lid at Arinder's.
- Read water meters.
- Repaired battery problem with Toyota pickup.
- Open and closed water gate.
- Investigated low water pressure issue and reconfigured lines at Doggett's to solve problem.
- Patched potholes.
- Repaired sewer line at Harlan's.

ARC (Phil Fuller):

- (10) Under construction
- (4) Not started

Security Committee (Jimmy Lowery):

- Jimmy reported that no written complaints were submitted.
- In process of reorganizing security monitors.
- Security Checking account balance: \$4160.00.

Financial (Charlie Smith):

- The checking account balance is \$20,333 (as of 1/31/2018).
- The reserve fund savings account balance is \$64,031 (as of 1/31/2018).
- The Liming account balance is \$40,008 (as of 1/31/2018).
- The Road savings account is \$17,671 (as of 1/31/2018).
- The Water/Sewer contingency account is \$33,610 (as of 1/31/2018).
- Reported out on outstanding collections.
- Balance still due on annual assessments 2015 and before \$9,711 (as of 1/31/2018).
- Balance still due on 2016 annual assessments \$8,599 (as of 1/31/2018).
- Balance still due on 2017 annual assessments \$18,627 (as of 1/31/2018).

Motion: A motion was made and properly seconded to accept the financial report for January 2018. **The motion carried.**

Lake Improvement Committee (Jay Perkins):

- Water temperature is 48-50 degree 01-28-18
- Water Clarity 12-38 01-28-18
- Last Fertilized 10-13-17
- No Liming scheduled at this time by SPM.
- New signs with fish catching limits are posted at each boat ramp.
- New fish limits are:
- 5 Bass per person per day 16" and under. Must be 12" long to keep.
- 50 Crappie per person per day.
- 15 Bream per person per day.
- Keep all catfish, carp and bowfin.
- Channel Markers will be taken care of once we are at full pool and weather permits.
- Discuss LIC putting on the Big Bass Tournament May the 12th 2018.

Motion: A motion was made and properly seconded to allow the LIC to sponsor a Big Bass Tournament in May 2018. **The Motion Carried.**

- LIC purchased orange stakes for marking stumps just under the water.
- LIC with the support of the LEOA and Lake Eddins Management team along with our community have purchased 6,600 F1 Tiger bass and stocked 73,000 Coppnose bream 2016 through 2017. Our lake is showing outstanding improvement of fish catches in all species. The LIC would like to thank the board, the lake manager, and staff and our community for all of your support and cooperation to help make our lake a wonderful place to live!
- Special thank you to Ronnie and Kay Walters for all their hard work that they provide in the Lake Eddins Catfish Round up's.
- Special thank you to Larry Blankenship for helping the LIC raise money selling raffle tickets.
- Special thank you to Guy Morgan for donating his time and tent.

- Special Thank you to Darrell McCarty for Directing the Home Owners Tournaments to help raise money for LIC.
- LIC checking account is \$4,167.04.

Business Meeting:

1. Water bill forgiveness - Discussed times when water pipes may burst from freezing or other occurrences beyond the property owner's control and cause water bill to sky rocket.

Motion: A motion was made and properly seconded to approve the following process for water bill forgiveness in the event of line breaks. Have either an LEOA employee or a member of the board of directors witness that you do have a pipe that has burst. Schedule to appear before the next BOD meeting with proof that break has been repaired to appeal your bill. These are decided on a case by case basis and can result in 65% of your water bill being forgiven.

The Motion Carried.

2. Lake Rules - Discussed amendments to lake rules.

Motion: A motion was made and properly seconded to approve the amended Lake Rules with word changes to Water & Sewer section as follows: Effective March 01, 2018, water bills are due on the 1st of each month. If not paid by the 15th of the month, the bill will be considered past due. Five working days after the 15th the bill will be considered delinquent. Five working days after the bill is delinquent your water will be cut off and meter will be locked. There will be a \$100.00 reconnect fee added to your bill. Bill must be paid in full to restore your water service. **The Motion Carried.**

3. ARC Rules - Discussed amendments to ARC rules.

Motion: A motion was made and properly seconded to approve the amended ARC Rules. **The Motion Carried.**

4. 2018 Annual Meeting - Nominating committee presented candidates for BOD 2018/2019 term.

5. 2018 Annual Audit - Tentative dates for annual audit are February 24th & March 3rd.

6. Card Access - Discussed people coming in using others persons cards after theirs have been cancelled. Phil Fuller will contact Board Attorney

Adjournment: There being no further business or announcements a motion was made and properly seconded to adjourn the meeting. President Lynne Gaines then adjourned the meeting at 7:48 PM. **The Motion Carried.**

Next Scheduled Meeting: March 5, 2018

Respectfully Submitted,
 Charlie Smith
 Secretary / Treasurer